

ECONOLOGGE SITE PLAN (03-27)

MR. PETRO: EconoLodge site plan, Windsor Highway.

Mr. Anthony Coppola appeared before the board for this proposal.

MR. PETRO: Proposed expansion of hotel rooms. What size are these hotel rooms?

MR. COPPOLA: I think I have a picture in the file, they're a little bit bigger than the ones you've got now.

MR. PETRO: I was only kidding. This application proposes additional ten motel units at the existing 39 unit facility. Plan was reviewed on concept basis only. Property is located in NC and PI and maybe R-5 zones in the Town, it's a use permitted by right, that's all we need to know. How far into the PI zone are we going? Is this going to require zoning board or you got that covered, Mark?

MR. EDSALL: It's existing. I spoke with Mike and what we're looking at is the fact that the, there's an existing building already back into the rear of the property that's in the PI zone and not creating a new use and their setback is, actually, Mike will speak on that, they need to make sure they don't make that non-conformance any worse, we don't think it needs to go to the Zoning Board as long as they fix that setback.

MR. BABCOCK: One thing I'm looking at here is that the corner of the existing building, the small existing building looks like it's 6 foot 7 from the rear yard.

MR. COPPOLA: Correct.

MR. BABCOCK: We have to maintain the 6 foot 7 or stay

with the--

MR. COPPOLA: Yeah, but on the left here I'm showing five foot ten, that's what the survey called out but--

MR. BABCOCK: But you're going beyond that, the new building appears to project closer to the property line than--

MR. COPPOLA: I call it out at five foot ten, you see the PI zone, that's five foot ten pre-existing on the left then the little corner there is five foot ten.

MR. BABCOCK: Looks like there's a step.

MR. PETRO: Way down on the southerly end is five foot ten.

MR. BABCOCK: Okay then he's fine, he's fine, I'm sorry, I misunderstood.

MR. EDSALL: Says the same 5'10" you're holding.

MR. COPPOLA: Yes. The lot line tapers but it's right off the survey, the five foot ten, so it's a little misleading. Essentially, what we're doing pretty straightforward, he has an area back here, there's a photo floating around, it's where the existing pool is and apparently, nobody uses that. So he wants to basically utilize that area, expand this into a two story eight unit chunk here and then there's an existing storage room that would also be converted into another two hotel units, one which is there and one which would be built on the roof of the existing one. And then basically, the intent here is that there's a corridor there that runs down here and exits out the rear here, currently exits out the rear, we'd clean that up cause it's going over the roof of the laundry room, clean that out, introduce another exit somewhere down over here, kind of where we have that no parking

space and basically kind of clean up the rear of that with the exits and the pool area. Then in terms of the site plan, we would, he's got really three areas right now off Route 32 where he can access the property, the one which would be on the northern side, that one stays unchanged. We, basically, the one in the center which is right opposite where the motel is, the entrance to the motel, that one would be closed and then we'd introduce a new one which is kind of there right now but it's undefined, that's the southern most one, introduce a new one and basically so he conforms with the parking, introduce a whole new parking area on the south part of the lot which would be 25 spaces. He needs basically one parking space per motel unit or room and we conform to that. So he's got parking right now over here and we would disallow that, re-stripe this lot on the north side and then like I said introduce a new paved parking area on the south side and rework our drainage forward into the drainage swale down there and that's essentially it. Pretty straightforward, I think.

MR. PETRO: Fire approval on 9/16/2003. There's a few of Mark's comments that you can go over.

MR. BABCOCK: Mr. Coppola, he just received a copy of the notes.

MR. COPPOLA: Want to go through some of the items, some of these we're just going to clean up, but I guess, Mark, number 2, you've got something the planning board wants to do with reference to the PI, is that something we should talk about?

MR. EDSALL: I think the number 2 we have our answer now from the building inspector so that really isn't an issue anymore. I think one issue, Mr. Chairman, under number 3 is it's an existing site, I don't know how far you want us to go with lighting review, if you think lighting plans are required or--

MR. PETRO: I'm not sure, most of it is existing, I'd be more interested that you keep an eye on the parking, make sure that the parking works and the lighting is already there.

MR. EDSALL: We'll take that off the list, the parking layout does work fine. My only suggestion to Anthony was that the new island that's being created in front instead of having a drainage ditch down the middle of it, just run a pipe and fill it in so that it's a true island.

MR. COPPOLA: Okay.

MR. EDSALL: And the State might even allow you to plant grass and even have landscaping on the portion on your property.

MR. LANDER: How wide is the sidewalk on the south side?

MR. COPPOLA: It's 36 inches, yeah, we should make that wider, at least 48.

MR. LANDER: Yeah, it's got to be handicapped accessible.

MR. COPPOLA: Yeah, we'll change that.

MR. EDSALL: You want four or five there?

MR. LANDER: Sixty inches, no? Five feet is probably good with the overhang.

MR. PETRO: The board authorize, refer this plan to the DOT.

MR. LANDER: Tony, new dumpster enclosure, what's that going to be made out of?

MR. COPPOLA: Let's check the detail.

MR. PETRO: Mark, we're going to have to undo the motion that we did earlier cause I read the wrong page, this is not, we don't need lead agency coordination letter.

MR. EDSALL: No.

MR. LANDER: On the bottom left corner of the detail sheet, I talked to Anthony about that at the workshop and he's laid it out per your normal recommendation.

MR. SCHLESINGER: The parking lot on the south side is existing?

MR. PETRO: Entertain a motion that we take lead agency.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the EconoLodge site plan. Any further discussion? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: How can you be here for the application and not know the square footage of the building?

MR. COPPOLA: I probably started this project three years ago.

MR. PETRO: That's like a hot dog vender going to a ball game without hot dogs.

MR. LANDER: There's a restaurant next door, there's a trucking outfit, somebody's behind it.

MR. PETRO: I can't imagine anybody showing up.

MR. KARNAVEZOS: I make a motion that we waive the public hearing.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the EconoLodge site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Just clean up some of Mark's comments and we'll see you again.

MR. COPPOLA: We'll do that. Thank you very much.

MR. EDSALL: I'll do a letter then if you can gather a couple sets we'll send this over to DOT.

MS. MASON: Okay.